

ENVISION CARLSBAD
CONCEPT A:
Centers

Proposed Land Uses

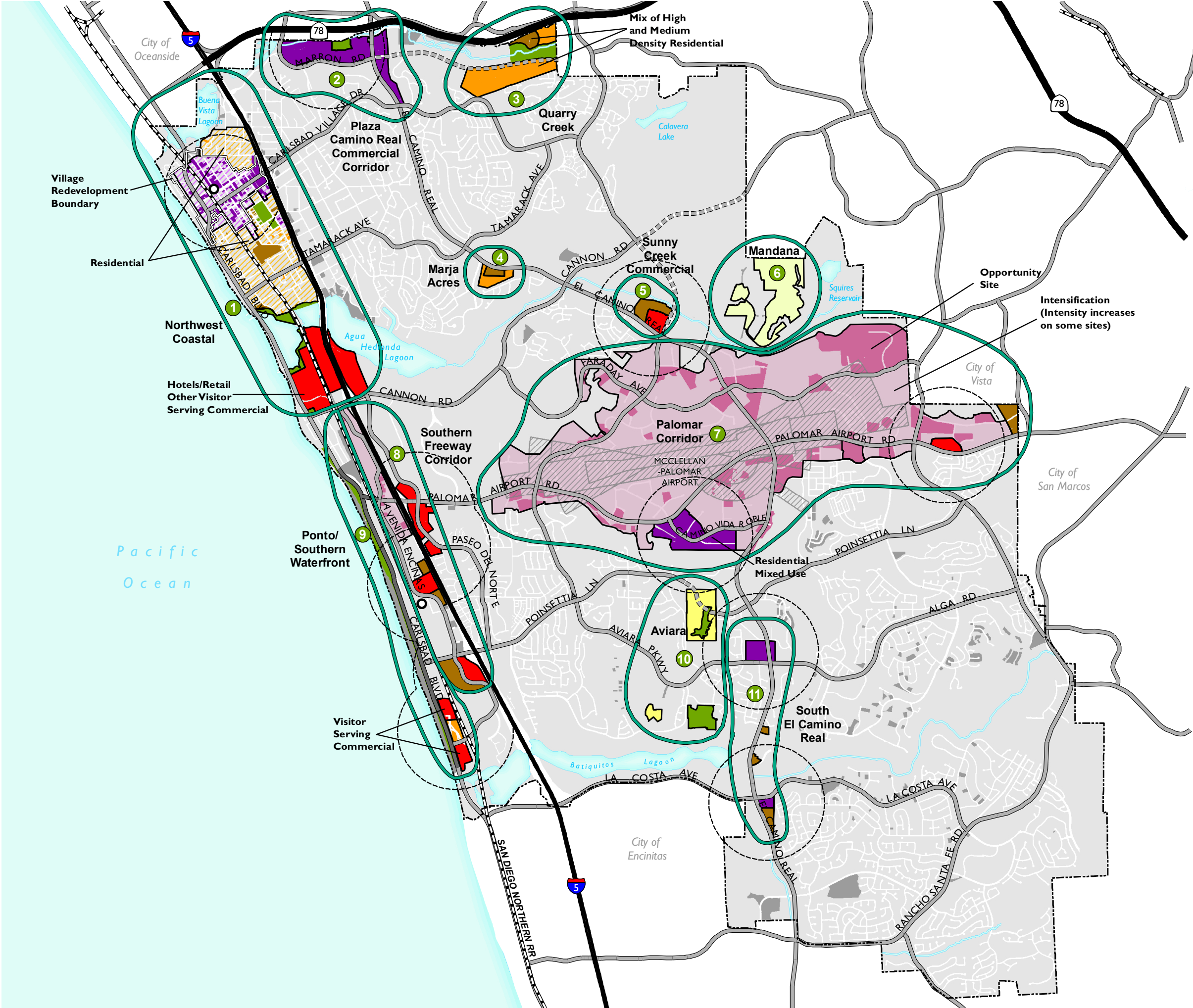
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial/Office
- Parks/Open Space

Boundary

- Focus Areas
- City Limits
- Village Redevelopment Boundary
- Airport Safety Zones
- Half Mile Radius (Walking Distance) from Commercial Center

Circulation

- Train Stations
- Carlsbad Blvd. Realignment Concept
- Major Roads
- Planned Roads
- Railroad



ENVISION CARLSBAD
CONCEPT B:
Active Waterfront

Proposed Land Uses

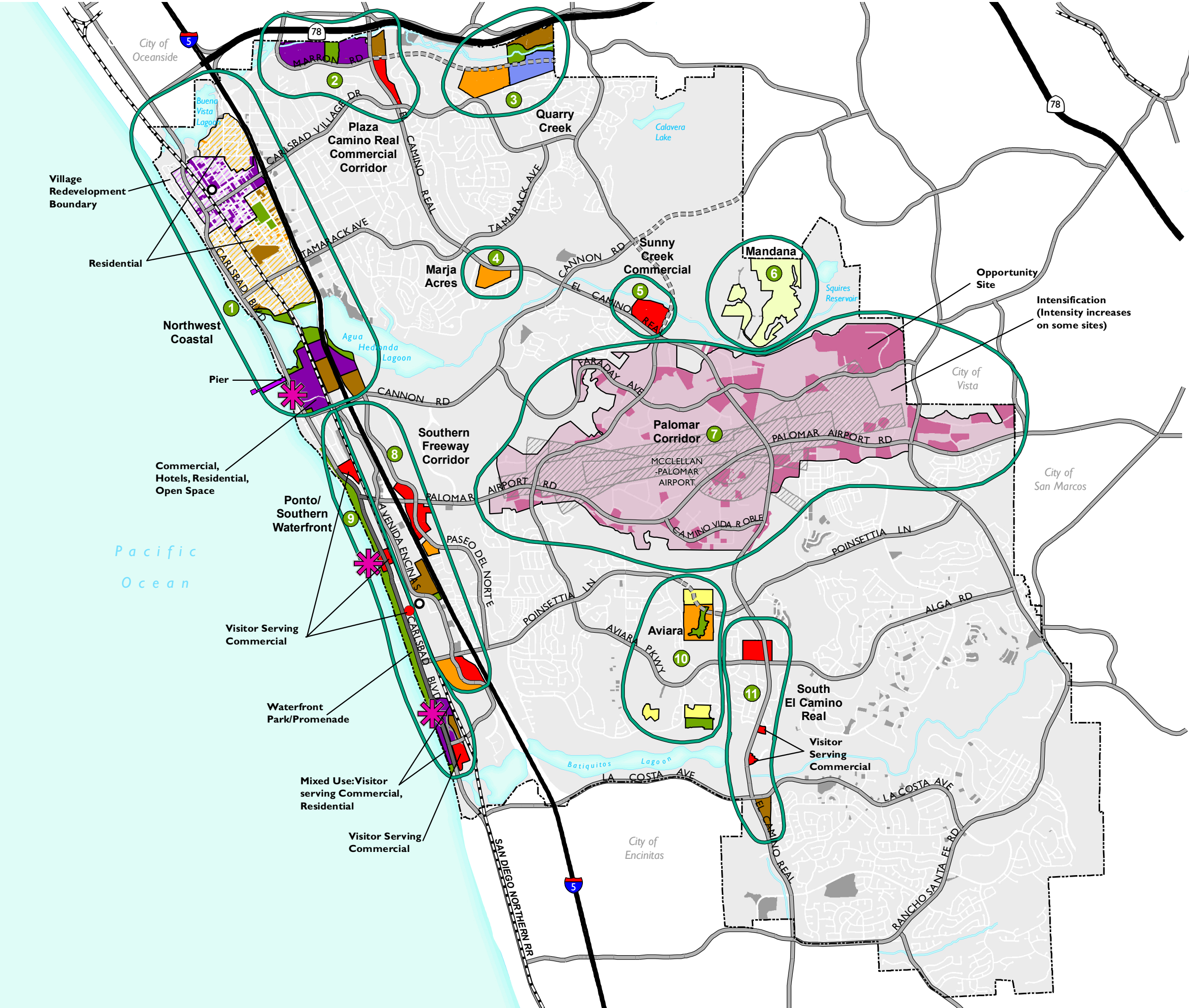
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Campus
- Industrial/Office
- Parks/Open Space
- Activity Center

Boundary

- Village Redevelopment Boundary
- Focus Areas
- City Limits
- Airport Safety Zones

Circulation

- Train Stations
- Carlsbad Blvd. Realignment Concept
- Major Roads
- Planned Roads
- Railroad



ENVISION CARLSBAD
CONCEPT C:
Core Focus

Proposed Land Uses

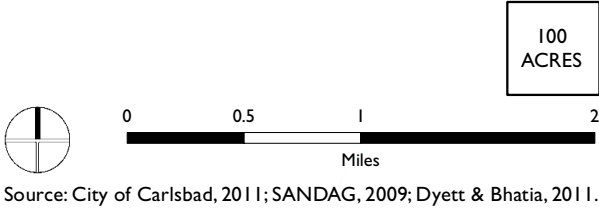
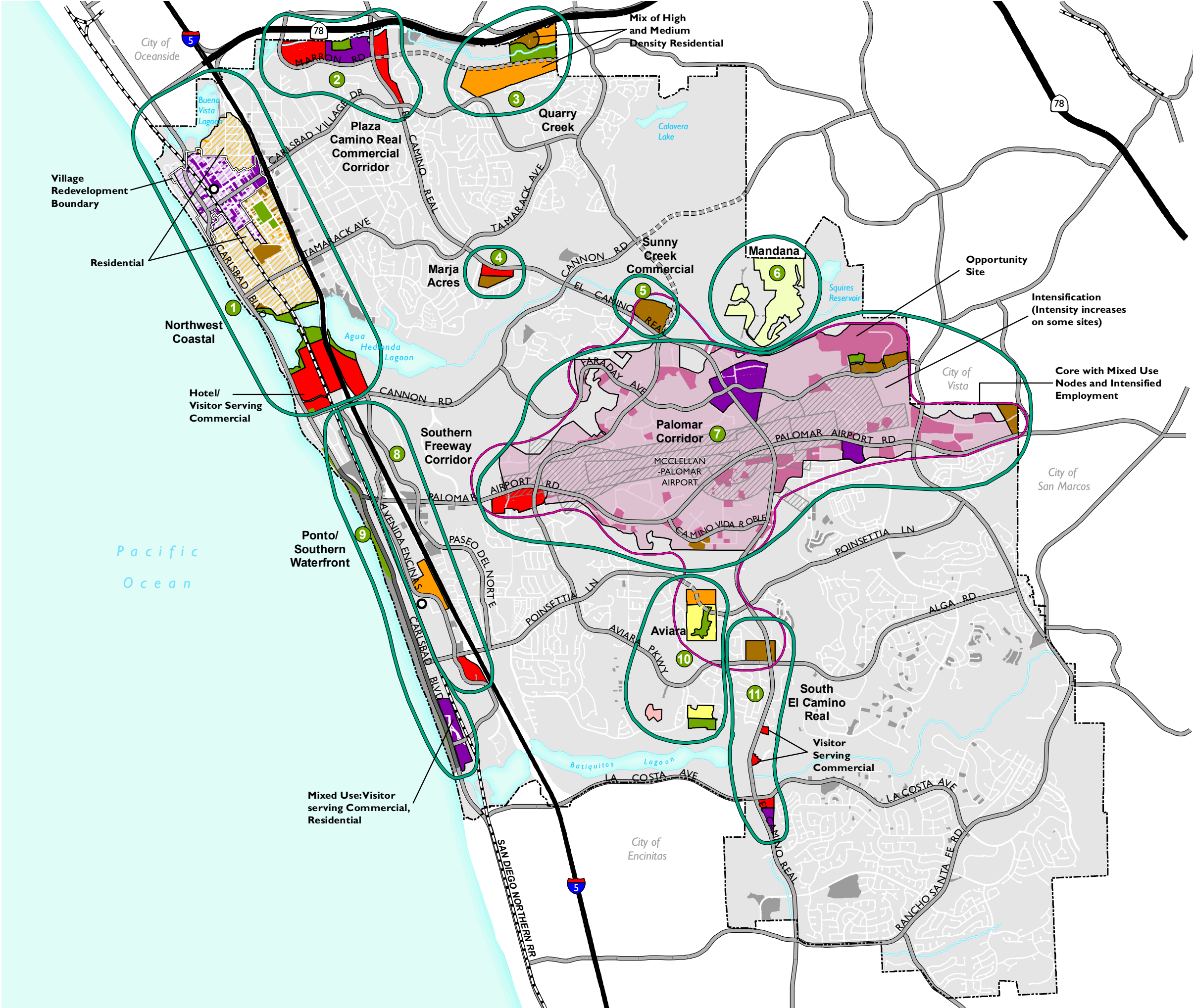
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Commercial Recreation
- Industrial/Office
- Parks/Open Space

Boundary

- Focus Areas
- City Limits
- Village Redevelopment Boundary
- Airport Safety Zones
- Core Focus

Circulation

- Train Stations
- Carlsbad Blvd. Realignment Concept
- Major Roads
- Planned Roads
- Railroad



Source: City of Carlsbad, 2011; SANDAG, 2009; Dyett & Bhatia, 2011.